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Correction Notice #1: ENERGY August 17, 2020

To	Michael Bocklund Seattle DCI 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124 Michael.Bocklund@seattle.gov
Project Address	423 2nd Ave Ext S Seattle WA 98104
Project No.	6508387
Sender	Matt Aalfs, BuildingWork matt@buildingwork.design

Michael:
Please see below responses to Energy Correction Notice #1 dated September 19, 2016. Please note the building has changed ownership and program since the previous submittal, and all drawing sheets reflect these changes.

Per correction #1, This project has been reviewed for conformance with one or more of the following codes: 2012 Seattle Building Code (SBC); 2012 Seattle Existing Building Code (SEBC); 2012 Seattle Energy Code (SEC).

Corrections:

1 *C101.4.2 Landmark Building*
Drawing G001: the PROJECT SUMMARY notes Landmarked status for the building. Indicate on the drawings how the building is landmarked. Reference definition of LANDMARK in Chapter 2 of the 2012 SEC.

If any special Energy compliance accommodations are being made for the Landmarked status of the building then note them on the plans (see also next comment).

Response: Project is a contributing building within the Pioneer Square Historic District. Any alterations to the building visible from the public right of way are under the purview of the Department of Neighborhoods and Pioneer Square Preservation Board.

2 C101.4.7.2 Pre-Submittal Conference

Pre-Submittal Conference: either upload to our website the approved notes from the pre-sub conference or, alternatively, paste the approved pre-sub meeting notes directly into the plan set. Without the approved notes we have no way of knowing if special arrangements/accommodations have been made for this project from an Energy standpoint.

Response: Presubmittal Meeting held on May 21, 2016. Pre-submittal notes are attached to the end of this response.

3 *C101.4.7.3-#2 Substantial Alteration*

Drawing G301: page 1.1 of the ENERGY documents notes the Compliance Method as C101.4.7.3-#2. Accordingly, per section C101.4.7.3-#2 provide Seattle DCI with documents proving the Envelope Thermal Performance is no more than 20% greater than allowed by the SEC using the Component Performance Building Envelope Option in Section C402.1.3.

As a complete set of proving load documents are absent the plans (G301 is incomplete in terms of documents), provide the proving Compliance documents by pasting them directly onto the plan sheets. Alternatively, they can be uploaded to our on-line plan directory for this project.

Response: Full calculations have been completed for the revised building design and are uploaded as part of the permit correction response.

4 *Fenestration Identification*

Drawings A410, A411, A412 & A911: provide tagging identifiers between the drawing G301 window forms (page 3,1, 3.2 & 3.3) and what items they represent on the A410, A411, A412 & A911 drawings.

Response: Fenestration has been tagged on elevations and references window schedule starting on sheet A420.

5 *C101.4.7.3-#2 Substantial Alteration*

Drawing G301, Page 3.1: the 0.28 SHGC value for the "4-Refurbished Existing windows" and the "All New Wood Store front" windows appears to not be correct as Table C303.1.3 indicates a 0.40 value instead. Review C303.1.3(3) to see that SHGC's shall be per Table C303.1.3(3) and revise plan information accordingly.

Response: Revised calculations and product values have been included to align with revised design.

6 *C101.4.7.3-#2 Substantial Alteration*

Drawing G301, Page 3.2: skylight listed 0.42 U-Factor and 0.37 SHGC could not be verified as the NFRC test report is not provided (and the number did not check out on NFRC for CPD either FYI). Provide backup data showing the listed 0.42 U and 0.37 SHGC are valid.

Response: Skylight has been removed from project.

7 *SMC 501.3.1-#7 Transformer Vault Exhaust*
Drawings A103 & A300: it is unclear how the transformer exhaust termination occurs at the top of the building. Is it via a side discharge on the East elevation of the building? Or does it vent out the top of the opening, or via the parapet towards the roof terrace? Add detailing to the drawings showing how the transformer exhaust terminates in terms of meeting 501.3.1-#7.

Per SMC 401.3.1-#7: Exhaust ventilation openings and duct terminations shall be located not less than 10 feet from fire escapes, required means of egress at the exterior of the building, elements of the exit discharge, combustible exterior wall coverings, unprotected openings, operable openings and property lines other than a public way. Exhaust outlets shall be located on the exterior of the building. See Seattle Building Code Section 426 for additional requirements.

Response: See mechanical drawings for details of rooftop exhaust for transformer. 10' radius of exhaust is described on architectural roof plan 1/A106

End of Correction Response

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Memorandum

Project	Metropole Hotel DPD Project #6508387	**Project No.** **Meeting Date**	15013 May 21, 2016
Subject	**DCI – Construction Pre-Submittal Conference Minutes**		
To	Department of Construction and Inspections	DCI	
From	Matt Aalfs	BuildingWork	
Copies to	All Attendees		

Attendees:			
Name:	Company:	Phone:	Email:
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Matt Aalfs	BuildingWork	206 775 8671	matt@buildingwork.design

The meeting was held on July 21, 2016 at 1:00 pm at the Seattle Department of Construction and Inspections.

Item No.	Item	Response
	General:	
1	Construction Type is assumed IIIB Per SBC 602.3, Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Type IIIB requires exterior bearing walls have a 2-hour fire rating (currently unreinforced masonry)	
2	Occupancies are classified as the following for (2) floors of hotel over restaurant/retail per SBC 301: Restaurant: A-2 (Assembly, food or drink consumption) Retail: M (Mercantile) Hotel: R1 (Residential, transient) Storage/Mech: S2 (low hazard storage)	

3	With the exception of a stair penthouse to the roof, no new square footage will be added to the building.	noted
4	Project is within Pioneer Square Historic District and is landmarked. Project will also be working towards Federal Historic Preservation Tax Incentive program and therefore interior elements will be identified as historic character defining elements such as exposed exterior masonry walls – that must remain. This project will include leaving brick exposed at the building interior and insulating at roof and new window locations.	All acknowledged the proposed strategy. Patrick Hayes, energy consultant, will provide energy calculations showing the insulative values of new or modified elements that offset the exposed brick walls for overall building compliance. BuildingWork will provide a letter from State Historic Architect.
5	This is a substantial alteration. The vacancy trigger and charge of use need to be considered.	All parties agree.

Energy Review:

6	6 windows in the building are original and are historic character defining elements. These 6 windows will be restored and retained. All other windows will be replaced to meet or exceed current energy code requirements.	Energy calculations will be submitted with permit to show compliance of new windows to meet or exceed code requirements.
7	New skylights will be provided in existing skylight openings. New skylights will meet or exceed energy codes.	Energy calculations will be submitted with permit to show compliance of new skylights.
8	New window-wall is a thermally-broken wood product designed to meet or exceed energy code.	Energy calculations will be submitted to show compliance of window-wall.
9	Roof is to be redone and insulated. The roof is going to be all rigid on the top (start at 6" poly-iso and go up from there).	Energy calculations will be submitted for roof insulation for permit.
10	Only the new exterior wall is for the egress stair and corridor. Separate calculations will be done for new v. existing walls.	Appropriate calculation will be submitted for permit.
11	A question was raised if the areaway is conditioned space.	The areaway is open to to the lowest level and will be fully conditioned. The existing brick walls and overhead brick vaults are considered historic character defining elements and cannot be modified.
12	Calculations will be shown <u>on</u> the drawings. Drawings will show that the exterior of the CMU exterior wall will be insulated on Floor 3.	BuildingWork will provide calculations on the drawings.

13	Energy calculations to consider UA averages with substantial alteration discount for the entire project.	noted
14	New mechanical systems will be included in the permit set.	

Ordinance:

15	The Roof deck is currently noted as bar/restaurant on the plans reviewed at the presubmittal meeting. BuildingWork clarified the roof deck is an amenity space for hotel guests.	BuildingWork to clarify occupancy on permit drawings.
16	A question was raised over the width of some openings shown graphically on the plans	BuildingWork to provide plan dimensions on all openings to show width compliance.
17	The communicating stair is a defining historic characteristic.	Cornell remembers J+M and similar stair. The J+M project number will be given to Cornell.
18	Dimension dead end corridors.	BuildingWork to include dimensions on permit drawings
19	Currently, there is a historic character defining staircase that travels from floor 1-3 of the hotel space. In order to comply with code requirements only allowing an open exit stair communicating between (2) floors, BuildingWork has proposed an open stair from floor 1 to the mezzanine, a rated stair enclosure from the mezzanine to the 2nd floor, then an open communicating stair between floors 2 and 3.	BuildingWork noted this is the same strategy used and approved at the J&M Hotel, DCI project number 6492822 See attached stair diagram.

Fire:

20	There is currently a three-hour rated wall around transformer vault. Per SCL, the vault needs to be expanded, and new construction will maintain the 3-hour rating.	BuildingWork to appropriately note in the permit drawings
21	Fire Ratings differ between the hotel floors and the other occupancies: <u>For Corridors</u> Per Table 1018.1, w/ sprinklers, 0-hour rating for corridors in A and S-2 occupancies, 1-hour rating for corridors in R occupancies	We will have a fire rating between corridors and hotel rooms of 1 hour
22	<u>For walls separating sleeping units</u> Per SBC 708.3, Minimum fire resistance rating for sleeping unit separation of 1/2 hour required	We will have a fire rating between sleeping units (hotel rooms) of 1/2 hour minimum

23	<u>For horizontal assemblies separating sleeping units in the same building</u> Per SBC 711.3 exception, dwelling unit and sleeping unit separations in buildings of type IIIB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system	We will have a fire rating in horizontal assemblies separating sleeping units of 1/2 hour minimum
24	Sprinklers will be installed throughout to meet the requirements of NFPA 13. Sprinklers will be design/build and submitted under separate permit.	

Structural:

25	Per Swenson Say Faget (SSF), the seismic retrofit of the building includes infilling existing brick walls to create shear walls, adding concrete shear/ drag struts, and providing moment frames that run vertically through the building so there is no stiffness discontinuity	Cornell asked why braced frames could not be used to minimize drift. The historic building entry location will not allow braced frames to be used on first floor, and SSF wants continuity throughout the building.
26	Infills in the existing masonry walls will be the same stiffness as the wall.	noted
27	SSF is proposing: To use the SEBC, Appendix A1 Special Procedure drift limit of 1 ½% for moment frames not in line with masonry walls and ¾% for frames in line with masonry walls. The north end of the building (the point) would be considered open front, and designed for 1 ½% drift.	
28	The approach is to use ASCE 41-06 for general design of all elements, but check drift per SEBC Appendix A1 Special Procedure. If this does not work full ASCE 41-06 method would be used with deformation compatibility calculated per ASCE 41 Chapter 7, and no drift check which is in accordance with the ASCE 41 procedure in both the 06 and 13 provisions.	Cornell noted this approach may be problematic because 41-06 is not complete, and 41-13 will be adopted in the future. SSF noted 41-13 will not be adopted before this project is submitted for permit. Cornell noted he will discuss the approach with DCI supervisors.
29	SSF will design floors that are currently missing.	noted
30	SSF will dimension lumber joists, timber joists, steel columns, and load bearing masonry.	noted

End of Minutes